

## Colchester Road, Elmstead

A beautifully designed 5-bedroom family home, offering spacious, bright living areas and a stunning landscaped garden, perfect for both relaxing and entertaining.

Guide price £725,000

# Colchester Road

Elmstead, Colchester, CO7



- Re roofed with Welsh Slate in 2020
- Extension in 2020
- Electric garage door
- Large, secure driveway
- Rewired in 2020 with new fuse box
- Powder coated aluminium front door
- Large plot
- Water softener New Heating System throughout in 2020
- New doors throughout
- Detached

## The Property

As you step into this stunning 5-bedroom detached home, you're greeted by a vast hallway with a striking solid oak staircase as its centerpiece. From here, the spacious layout flows effortlessly, with access to the living room, kitchen, second reception room, and garage.

The living room, extending over 25 feet, benefits from dual aspect windows, filling the space with natural light. A stylish feature fireplace adds warmth and character, and the room can be accessed from both the hallway and the kitchen, making it perfect for entertaining or everyday family living.

Moving into the expansive kitchen, you'll find a chef's paradise. The kitchen boasts a large central island, sleek granite worktops, two sinks (one equipped with instant boiling water), and bifold doors that open out onto the garden. The open and airy design is complemented by Karndean LVT flooring, which flows seamlessly throughout the downstairs space.

The second reception room, currently used as a gym, offers stunning views of the garden, providing a calm and peaceful environment. This versatile room can easily serve as a home office, playroom, formal dining room or additional living space, depending on your needs.

Conveniently located off the hallway is access to the integral garage, offering additional storage or parking space, along with a downstairs WC.

Heading upstairs, you'll find five double bedrooms. The principal bedroom features a built-in wardrobe and a contemporary ensuite with a walk-in shower, low-level WC, and basin. Across the landing, two more bedrooms share a stylish Jack-and-Jill ensuite. At the rear of the property, two additional well-proportioned bedrooms share a family bathroom, complete with a freestanding bath, low-level WC, and basin.

The upstairs landing is finished with LVT flooring, while all the bedrooms are luxuriously carpeted, maintaining the home's high-end design and comfort throughout.

## The Outside

The expansive garden is a true outdoor retreat, beautifully landscaped and presented in immaculate condition. A charming pergola offers a perfect shaded area for relaxation or outdoor dining, while a tranquil fish pond adds a serene ambiance. The large patio area is ideal for entertaining or enjoying sunny days, with ample space for seating and alfresco dining. This private garden enjoys plenty of sunlight throughout the day, providing an inviting space for both quiet moments and lively gatherings. A perfect blend of beauty and functionality, it's a standout feature of this exceptional property.

## The Area

Elmstead Market, Essex, offers a harmonious blend of rural charm and contemporary convenience. The property is located within 2 miles of the mainline rail station and within close proximity of local, restaurant shops and schools. It's a place where residents can enjoy the tranquility of village life while benefiting from local amenities, accessible transport links, and top-notch educational institutions, creating a well-rounded and fulfilling living experience.

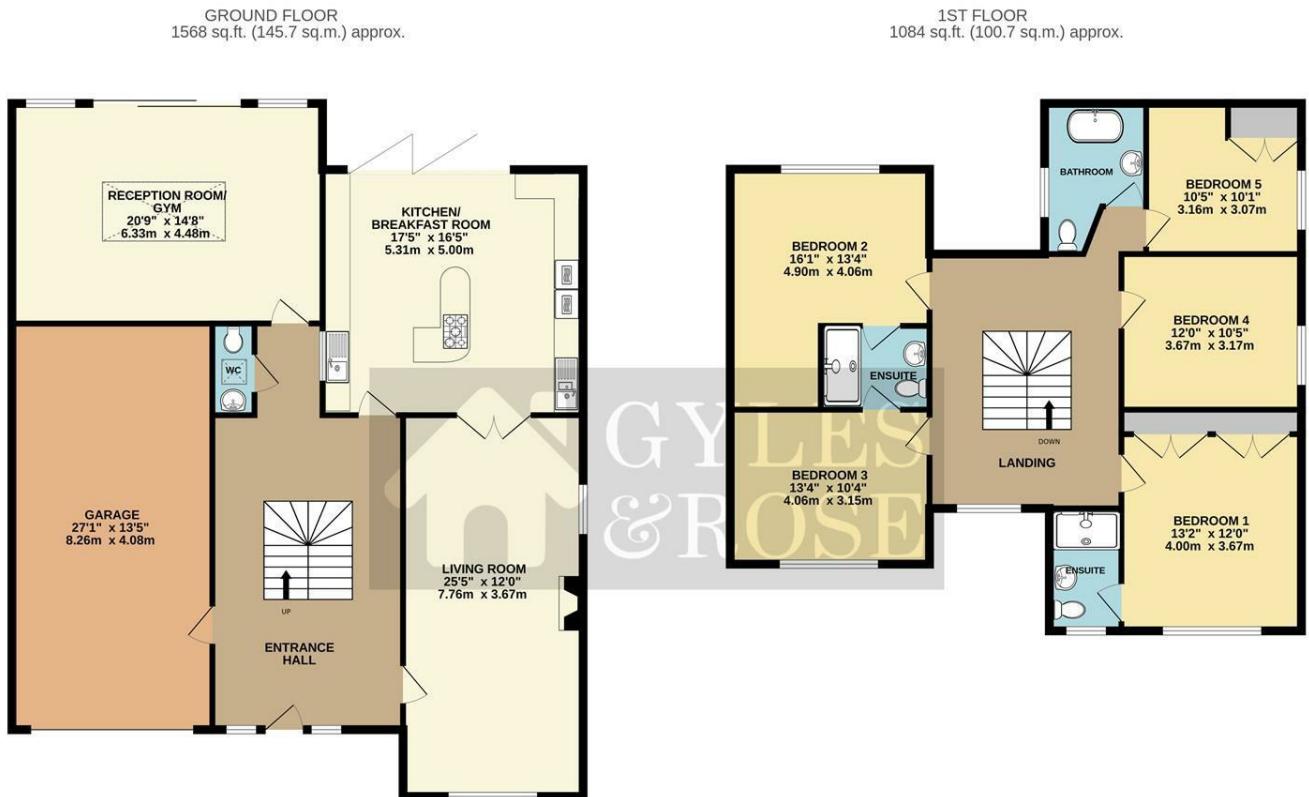
Further Information

Tenure - Freehold

Council Tax - Tendring Band D



## Floor Plan



TOTAL FLOOR AREA: 2652 sq.ft. (246.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		77
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		